Aloha Lani 2211 Ala Wai Boulevard Unit 906, Honolulu 96815 * Aloha Lani * \$449,000

Year Built: 1976

MLS#: 202403829, FS Bath: 1/0 Status: Active Remodeled: 2019 Living Sq. Ft.: 517 List Date & DOM: 02-23-2024 & 79 Total Parking: 1 Land Sq. Ft.: 47,175 Condition: Excellent **Assessed Value** Lanai Sq. Ft.: 10 Frontage: Stream/Canal Building: \$345,100 Sq. Ft. Other: 0 Tax/Year: \$74/2023 Land: \$46,800 Total Sq. Ft. 527 Neighborhood: Waikiki Total: \$271,900 Maint./Assoc. \$768 / \$0 Flood Zone: Zone AO - Tool Stories / CPR: 21+ / No

Parking: Assigned, Covered - 1, Secured Entry Frontage: Stream/Canal

Beds: 1

City, Golf Course, Marina/Canal, Zoning: X2 - Apartment Precinct Mountain, Sunrise

Public Remarks: A RARE FIND and MUST SEE! Designer remodeled and fully furnished turnkey unit. Enjoy the sunrise with gorgeous, unobstructed views of the canal and mountains. The spacious living room has been extended for more square footage in the living area with engineered maple hardwood flooring. Full kitchen with an added island with quartz countertops, induction cooktop, wine cooler, and built-in appliances. Split AC in the living room, and window AC for the bedroom. The unit has been owner-occupied and it's in excellent condition with new paint throughout the unit. 1 assigned covered parking and an additional storage closet outside the walkway. The Aloha Lani is centrally located in Waikiki, steps away from shopping, restaurants, and entertainment. The building has a newly upgraded pool/deck area with BBQ areas for gatherings and entertainment. Highly secured building with key fob entry, and 24/7 friendly security patrol at the lobby entrance. Large community laundry room, gym, sauna, and game room located on the 7th floor. Pet's OK please verify with building association. Sale Conditions: None Schools: , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax <u>Info</u>

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
2211 Ala Wai Boulevard 906	\$449,000	1 & 1/0	517 \$868	47,175 \$10	10	28%	9	79

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2211 Ala Wai Boulevard 906	\$74 \$768 \$0	\$46,800	\$345,100	\$271,900	165%	1976 & 2019

2211 Ala Wai Boulevard 906 - MLS#: 202403829 - A RARE FIND and MUST SEE! Designer remodeled and fully furnished turnkey unit. Enjoy the sunrise with gorgeous, unobstructed views of the canal and mountains. The spacious living room has been extended for more square footage in the living area with engineered maple hardwood flooring. Full kitchen with an added island with quartz countertops, induction cooktop, wine cooler, and built-in appliances. Split AC in the living room, and window AC for the bedroom. The unit has been owner-occupied and it's in excellent condition with new paint throughout the unit. 1 assigned covered parking and an additional storage closet outside the walkway. The Aloha Lani is centrally located in Waikiki, steps away from shopping, restaurants, and entertainment. The building has a newly upgraded pool/deck area with BBQ areas for gatherings and entertainment. Highly secured building with key fob entry, and 24/7 friendly security patrol at the lobby entrance. Large community laundry room, gym, sauna, and game room located on the 7th floor. Pet's OK please verify with building association. Region: Metro Neighborhood: Waikiki Condition: Excellent Parking: Assigned, Covered 1, Secured Entry Total Parking: 1 View: City, Golf Course, Marina/Canal, Mountain, Sunrise Frontage: Stream/Canal Pool: Zoning: X2 - Apartment Precinct Sale Conditions: None Schools: , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info